

ELECTRONICALLY RECORDED

OFFICIAL PUBLIC RECORDS



A handwritten signature in black ink, appearing to read "Krista Bartsch".

KRISTA BARTSCH, County Clerk

Bastrop Texas

May 13, 2022 11:00:02 AM

FEE: \$62.00  
CERTIFICATE

**202210627**

MANAGEMENT CERTIFICATE  
OF  
BASTROP GROVE RESIDENTIAL COMMUNITY, INC.

The undersigned, being an officer of Bastrop Grove Residential Community, Inc., and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision: Bastrop Grove.
2. The name of the association: Bastrop Grove Residential Community, Inc., a Texas non-profit corporation.
3. The recording data for the subdivision: That certain real property located in Bastrop County, Texas, as more particularly described on Exhibit "A" attached hereto.
4. The recording data for the declaration: See Attachment 1 to this Management Certificate.
5. The name and mailing address of the association: Bastrop Grove Residential Community, Inc.; c/o Goodwin Management, 11950 Jollyville Road, Austin, TX 78759, Attn: Celeste Schulz.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name: Goodwin Management  
Attn: Celeste Schulz  
Mailing Address: 11950 Jollyville Road, Austin, TX 78759  
Telephone Number: 855.289.6007  
Email Address: info@goodwintx.com

7. Website to access the Association's dedicatory instruments: [www.goodwintx.com](http://www.goodwintx.com)\*  
*\*Use the "Find my Community Page" feature to access the community documents.*
8. Amount and description of fees related to property transfer in the subdivision: The Association fees are in the following amounts:

Working Capital Assessment - \$300.00.

Transfer Fee - \$275.00.

Resale Certificate Fee - \$375.00.

Compliance Inspection Fee [optional] - \$150.00.

Rush Fees to expedite delivery [in advance of 10 business day requirement]:

1 Business Day: \$350.00

3 Business Days: \$250.00

*5 Business Days:           \$150.00*  
*7 Business Days:           \$100.00*

The Association fees cover all costs that the Association incurs related to a property transfer in the subdivision.



EXHIBIT A:

MC BASTROPLAND:

All that parcel of land conveyed to Grantor by that certain Correction Special Warranty Deed dated October 6, 2011, from Bastrop Grove Partners, Ltd., a Texas limited partnership, as Grantor, to Grantor, as Grantee, and recorded under clerk's file no. 201114015, Official Public Records, Bastrop County, Texas, as more particularly described by the following metes and bounds (any conflict between the below metes and bounds and the above-described Special Warranty Deed shall be governed by the Special Warranty Deed):

DESCRIPTION OF A 145.691 ACRE TRACT OF LAND OUT OF THE NANCY BLAKEY SURVEY, A-98, BASTROP COUNTY, TEXAS, AND BEING ALL OF THAT CERTAIN TRACT OF LAND CALLED TO BE 145.697 ACRES, DESCRIBED IN A DEED TO BASTROP GROVE PARTNERS, LTD., OF RECORD IN VOLUME 1698, PAGE 245, OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, SAID 145.691 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a nail found in concrete in the east line of F.M. Highway 304, at the northwest corner of a tract of land called to be 5.0 acres, described in a deed to Codie Smith Wyatt, of record in Volume 165, Page 772, of the Deed Records of Bastrop County, Texas, said nail being the southwest corner of said 145.697 acre tract, and the southwest corner of the herein described tract;

THENCE, N 09° 40' 25" E, with the east right-of-way line of said F.M. 304, at 446.94 feet passing a 5/8 inch iron rod with cap set October 1, 2010, at 2184.81 feet, passing a 5/8 inch iron rod with cap set October 1, 2010, at 2281.29 feet, passing a ½ inch iron rod found, and continuing for a total distance of 2901.81 to a ½ inch iron rod found at the southwest corner of Lot 1A, Block A, *Resubdivision of Lot 1, Block A, Center of Woodland Village Bastrop*, a subdivision of record in Cabinet 4, Page 160-A, of the Plat Records of Bastrop County, Texas, said iron rod being the most westerly northwest corner of said 145.697 acre tract and the most westerly northwest corner of the herein described tract;

THENCE, S 80° 19' 00" E, with a northerly line of said 145.697 acre tract, and the southerly line of said Lot 1A, 525.56 feet to a ½ inch iron rod found at the southeast corner of said Lot 1A, for an ell corner of said 145.697 acre tract, and an ell corner of the herein described tract;

THENCE, N 09° 41' 29" E, with a westerly line of said 145.697 acre tract, and the easterly line of said Lot 1A, 492.23 feet to an iron rod with cap marked "property corner" found in the southerly right-of-way line of State Highway 71, at the northeast corner of said Lot 1A, said iron rod being the most northerly northwest corner of said 145.697 acre tract, and the most northerly northwest corner of the herein described tract;

THENCE, with the southerly right-of-way line of said State Highway 71, the following two (2) courses:

- 1) N 87° 45' 43" E, 2.05 feet to a calculated point in a large hole (a concrete TXDOT monument with brass cap found disturbed);
- 2) A curve to the right having a radius of 5058.89 feet, an arc distance of 1554.38 feet, a central angle of 17° 36' 16", and a chord which bears S 79° 29' 26" E, 1548.27 feet to an iron rod with cap marked "property corner" found at the northwest corner of a tract of land called to be 43.112 acres, described in a deed to John Alan Nixon, of record in Volume 1908, Page 825, of the Official Public Records of Bastrop County, Texas, said iron rod being the northeast corner of said 145.697 acre tract, and the northeast corner of the herein described tract;

THENCE, S 09° 40' 03" W, with the east line of said 145.697 acre tract, and the west line of said 43.112 acre tract, at 1090.61 feet, passing a ½ inch iron rod found, at 1168.33 feet, passing a 5/8 inch iron rod with cap set October 1, 2010, at 2821.99 feet, passing a 5/8 inch iron rod with cap set October 1, 2010, and continuing for a total distance of 2903.99 feet to a ½ inch iron rod found in the north line of a tract of land called to be 194.916 acres, described in a deed to Jo Ann Cantrell, of record in Volume 445, Page 684, of the Deed Records of Bastrop County, Texas, at the

southwest corner of said 43.112 acre tract, said iron rod being the southeast corner of said 145.697 acre, and the southeast corner of the herein described tract;

THENCE, S 86° 58' 32" W, with the south line of said 145.697 acre tract, at 1406.79 feet, passing a mag nail found 0.89 feet left near the northwest corner of said 194.916 acre tract, and the northeast corner of said 5.0 acre Wyatt tract, and continuing for a total distance of 2128.20 feet to the POINT OF BEGINNING containing 145.961 acres of land within these metes and bounds.

**LESS AND EXCEPT**, all that parcel of land conveyed by Grantor pursuant to that certain Deed dated July 3, 2013, from Grantor, as Grantor, to 71 Retail Partners, L.P., as Grantee, and recorded at Volume 2245, Page 878, Official Public Records of Bastrop County, Texas, as more particularly described by the following metes and bounds (any conflict between the below metes and bounds and the above-described Deed shall be governed by the Deed):

**DESCRIPTION OF A 52.684 ACRE TRACT OF LAND OUT OF THE NANCY BLAKEY SURVEY, A-98, BASTROP COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN TRACT OF LAND CALLED TO BE 145.691 ACRES, DESCRIBED IN A DEED TO MC BASTROP 71 LP, OF RECORD IN VOLUME 2097, PAGE 241, OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, SAID 52.684 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

BEGINNING at an iron rod with cap marked "Property Corner" found June 22, 2011, in the south right-of-way line of State Highway 71, at the northeast corner of Lot 1A, Block A, Resubdivision of Lot 1, Block A, Center of Woodland Village Bastrop, a subdivision of record in Cabinet 4, Page 160-A, of the Plat Records of Bastrop County, Texas, said iron rod being the most northerly northwest corner of said 145.691 acre tract, and the most northerly northwest corner of the herein described tract;

THENCE, with the south right-of-way line of said State Highway 71, the following two (2) courses:

- 1) N 87° 45' 43" E, 2.05 feet to a large hole where concrete with TXDOT Brass Cap found disturbed;
- 2) A curve to the right having a radius of 5058.89 feet, an arc distance of 1554.38 feet, a central angle of 17° 36' 16", and a chord which bears S 79° 29' 26" E, 1548.27 feet to an iron rod with cap marked "Property Corner" found June 11, 2011, at the northwest corner of a tract of land called to be 43.112 acres, described in a deed to John Alan Nixon, of record in Volume 1908, Page 825, of the Official Public Records of Bastrop County, Texas, said iron rod being the northeast corner of said 145.691 acre tract, and the northeast corner of the herein described tract;

THENCE, S 09° 40' 03" W, with the east line of said 145.691 acre tract, and the west line of said 43.112 acre tract, at 1090.61 feet passing a ½ inch iron rod found June 22, 2011, and continuing for a total distance of 1168.33 feet to a 5/8 inch iron rod with cap set October 1, 2010, found June 22, 2011, for the southeast corner of the herein described tract;

THENCE, across said 145.691 acre tract, the following two (2) courses:

- 1) A curve to the right having a radius of 1000.00 feet, an arc distance of 193.46 feet, a central angle of 11° 05' 05", and a chord which bears N 85° 52' 07" W, 193.16 feet to a 5/8 inch iron rod with cap set October 1, 2010, found June 22, 2011;
- 2) N 80° 19' 35" W, 1883.70 feet to a 5/8 inch iron rod with cap set October 1, 2010, found June 22, 2011, in the east right-of-way line of State Highway 304, same being the most westerly west line of said 145.691 acre tract, said iron rod being the southwest corner of the herein described tract;

THENCE, N 09° 40' 25" E, with the east right-of-way line of said State Highway 304, at 96.48 feet passing a ½ inch iron rod found June 22, 2011, and continuing for a total distance of 717.00 feet to a ½ inch iron rod found June 22, 2011, at the southwest corner of said Lot 1A, Resubdivision of Lot 1, Block A, Center of Woodland Village Bastrop, said iron rod being the most westerly northwest corner of said 145.691 acre tract, and the most westerly northwest corner of the herein described tract;

THENCE, S 80° 19' 00" E, with the westerly north line of said 145.691 acre tract, and the south line of said Lot 1A, 525.56 feet to a ½ inch iron rod found June 22, 2011, at the southeast corner of said Lot 1A, said iron rod being an ell corner of said 145.691 acre tract, and an ell corner of the herein described tract;

THENCE, N 09° 41' 29" E, with the northerly west line of said 145.691 acre tract, and the east line of said Lot 1, 492.23 feet to the POINT OF BEGINNING containing 52.684 acres of land within these metes and bounds.

**FURTHER LESS AND EXCEPT**, the Declarant Land description below.

**DECLARANT LAND:**

**TRACT 1:**

FIELD NOTES FOR 35.401 ACRES OF LAND OUT OF THE NANCY BLAKEY SURVEY, ABSTRACT NUMBER 98, BASTROP COUNTY, TEXAS; BEING A PORTION OF THE REMAINDER OF A CALLED 145.691 ACRE TRACT OF LAND AS DESCRIBED IN AN INSTRUMENT TO MC BASTROP 71, LP RECORDED UNDER VOLUME 2097, PAGE 241 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS; SAID 35.401 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a 1/2-inch iron rod found for the southeast corner of said 145.691 acre tract, same being the southwest corner of a called 43.112 acre tract of land described in an instrument to John Alan Nixon recorded under Volume 1908, Page 825 of the Official Public Records of Bastrop County, Texas, lying on the North line of the remainder of a called 115.00 acre tract described as First Tract in an instrument to Jo Ann Griesenbeck Cantrell, et ux recorded under Volume 445, Page 684 of the Official Public Records of Bastrop County, Texas;

THENCE, South 86°58'19" West, with the south line of said 145.691 acre tract, the north line of said 115.00 acre tract and the north line of a called 5.021 acre tract of land described in an instrument to Network Funding, L.P. recorded under Volume 1987, Page 551 of the Official Public Records of Bastrop County, Texas, a distance of 1,820.74 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for the southwest corner of the herein described tract, from which a concrete nail found for the southwest corner of said 145.691 acre tract and the northwest corner of said 5.021 acre tract bears South 86°58'19" West, a distance of 307.53 feet;

THENCE, North 09°40'25" East, over and across said 145.691 acre tract, a distance of 309.57 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for an interior corner of the herein described tract;

THENCE, North 80°19'07" W, over and across said 145.691 acre tract, a distance of 233.12 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for an angle point of the herein described tract;

THENCE, South 82°58'57" West, over and across said 145.691 acre tract, a distance of 69.82 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set on the west line of said 145.691 acre tract and the east right-of-way line of SH 304 (120 feet wide) as described in Volume 129, Page 637 of the Deed Records of Bastrop County, Texas, for a westerly corner of the herein described tract;

THENCE, North 09°40'25" East, with the west line of said 145.691 acre tract and the east right-of-way line of said SH 304, a distance of 105.14 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for a westerly corner of the herein described tract;

THENCE, South 58°31'00" E, leaving the west line of said 145.691 acre tract and the east right-of-way line of said SH 304, over and across said 145.691 acre tract a distance of 67.53 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for an angle point of the herein described tract;

THENCE, South 80°19'07" E, continuing over and across said 145.691 acre tract, a distance of 237.30 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for an interior corner of the herein described tract;

THENCE, North 09°40'25" East, continuing over and across said 145.691 acre tract, a distance of 719.97 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for the northwest corner of the herein described tract;

THENCE, South 78°15'18" East, continuing over and across said 145.691 acre tract, a distance of 1,777.31 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set on the west line of said 43.112 acre John Alan Nixon tract and the east line of said 145.691 acre tract for the northeast corner of the herein described tract;

THENCE, South 09°40'04" West, with the east line of said 145.691 acre tract, a distance of 624.96 feet to the **POINT OF BEGINNING** and containing 35.401 acres of land, more or less.

TRACT 2:

FIELD NOTES FOR 31.710 ACRES OF LAND OUT OF THE NANCY BLAKEY SURVEY, ABSTRACT NUMBER 98, BASTROP COUNTY, TEXAS; BEING A PORTION OF THE REMAINDER OF A CALLED 145.691 ACRE TRACT OF LAND AS DESCRIBED IN AN INSTRUMENT TO MC BASTROP 71, LP RECORDED UNDER VOLUME 2097, PAGE 241 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS; SAID 31.710 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** for **POINT OF REFERENCE** at a 1/2-inch iron rod found for the southeast corner of said 145.691 acre tract, same being the southwest corner of a called 43.112 acre tract of land described in an instrument to John Alan Nixon recorded under Volume 1908, Page 825 of the Official Public Records of Bastrop County, Texas, lying on the North line of the remainder of a called 115.00 acre tract described as First Tract in an instrument to Jo Ann Griesenbeck Cantrell, et ux recorded under Volume 445, Page 684 of the Official Public Records of Bastrop County, Texas; THENCE, North 09°40'14" West, with the west line of said 43.112 acre John Alan Nixon tract and the east line of said 145.691 acre tract, a distance of 624.96 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for the **POINT OF BEGINNING** of the herein described tract;

THENCE, North 78°15'18" West, leaving the west line of said 43.112 acre John Alan Nixon tract and the east line of said 145.691 acre tract, crossing over said 145.691 acre tract a distance of 1,777.31 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for the southwest corner of the herein described tract;

THENCE, North 09°40'25" East, continuing over and across said 145.691 acre tract a distance of 530.20 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for an interior corner of the herein described tract;

THENCE, South 80°12'23" West, continuing over and across said 145.691 acre tract a distance of 184.00 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for the point of beginning of a curve to the right;

THENCE, continuing over and across said 145.691 acre tract with said curve to the right, an arc distance of 50.14 feet, having a radius of 275.00 feet, a central angle of 10°26'51" and a chord which bears South 85°25'49" West, a distance of 50.08 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for point of tangency;

THENCE, South 82°57'59" West, continuing over and across said 145.691 acre tract a distance of 81.42 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set on the west line of said 145.691 acre tract and the east line of SH 304 (120' wide) as described in Volume 129, Page 637 of the Deed Records of Bastrop County, Texas, for a westerly corner of the herein described tract;

THENCE, North 09°40'25" East, with the west line of said 145.691 acre tract and the east right-of-way line of said SH 304 a distance of 90.02 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for a westerly corner of the herein described tract;

THENCE, South 63°38'06" East, leaving the west line of said 145.691 acre tract and the east right-of-way line of said SH 304 and crossing over said 145.691 acre tract a distance of 64.18 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for the point of curvature of a curve to the left;

THENCE, continuing over and across said 145.691 acre tract along said curve to the left, an arc distance of 49.78 feet, having a radius of 225.00 feet, a central angle of 12°40'35" and a chord which bears North 86°32'41" East, a distance of 49.68 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for point of tangency;

THENCE, North 80°12'23" East, continuing over and across said 145.691 acre tract a distance of 201.67 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for an interior corner of the herein described tract;

THENCE, North 09°40'25" East, continuing over and across said 145.691 acre tract a distance of 144.11 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for the northwest corner of the herein described tract;

THENCE, South 80°20'05" East, continuing over and across said 145.691 acre tract a distance of 688.44 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for a point of curvature of a curve to the left;

THENCE, continuing over and across said 145.691 acre tract along said curve to the left, an arc distance of 20.42 feet, having a radius of 175.00 feet, a central angle of 06°41'05" and a chord which bears North 14°37'05" West, a distance of 20.41 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for a point of tangency;

THENCE, North 17°57'38" West, continuing over and across said 145.691 acre tract a distance of 69.01 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for a point of curvature of a curve to the right;

THENCE, continuing over and across said 145.691 acre tract along said curve to the right, an arc distance of 108.55 feet, having a radius of 225.00 feet, a central angle of 27°38'30" and a chord which bears North 04°08'23" West, a distance of 107.50 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for point of tangency;

THENCE, North 09°40'53" East, continuing over and across said 145.691 acre tract a distance of 11.70 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for an angle point of the herein described tract;

THENCE, North 07°01'06" West, continuing over and across said 145.691 acre tract a distance of 69.60 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for a northerly corner of the herein described tract;

THENCE, South 80°19'14" East, continuing over and across said 145.691 acre tract a distance of 90.00 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for a northerly corner of the herein described tract;

THENCE, South 26°22'49" West, continuing over and across said 145.691 acre tract a distance of 69.60 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for an angle point of the herein described tract;

THENCE, South 09°40'53" West, continuing over and across said 145.691 acre tract a distance of 11.70 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for a point of curvature of a curve to the left;

THENCE, continuing over and across said 145.691 acre tract along said curve to the left, an arc distance of 84.43 feet, having a radius of 175.00 feet, a central angle of 27°38'30" and a chord which bears South 04°08'23" East, a distance of 83.61 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for point of tangency;

THENCE, South 17°57'38" East, continuing over and across said 145.691 acre tract, a distance of 69.01 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for a point of curvature of a curve to the right;

THENCE, continuing over and across said 145.691 acre tract along said curve to the right, an arc distance of 45.10 feet, having a radius of 225.00 feet, a central angle of 11°29'09" and a chord which bears S 12°13'03" E, a distance of 45.03 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for corner;

THENCE, South 80°20'05" East, continuing over and across said 145.691 acre tract, a distance of 1,034.98 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set on the east line of said 145.691 acre tract, same being the west line said 43.112 acre John Alan Nixon tract for the northeast corner of the herein described tract, from which a found 5/8-inch iron rod at the northeast corner of the remainder of said 145.691 acre tract and the southeast corner of a called 30.970 acre tract of land as described in an instrument to Seton Family of Hospitals recorded under Document Number 201716541 of the Official Public Records of Bastrop, Texas, bears North 09°40'14" East, a distance of 318.45 feet;

THENCE, South 09°40'14" West, with the east line of said 145.691 acre tract and the west line of said 43.112 acre John Alan Nixon tract, a distance of 791.84 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for the southeast corner and **POINT OF BEGINNING** of the herein described tract and containing 31.710 acres of land, more or less.

ATTACHMENT 1

1. Declaration of Covenants, Conditions and Restrictions for Bastrop Grove, recorded under Document No. 202210592, Official Public Records of Bastrop County, Texas.
2. Bastrop Grove Community Manual, recorded under Document No. 202210621, Official Public Records of Bastrop County, Texas.
3. Bastrop Grove Adoption of Working Capital Assessment, recorded under Document No. 202210623, Official Public Records of Bastrop County, Texas.